

After recording, return to:  
 William M. Ganong  
 Attorney at Law  
 514 Walnut Avenue  
 Klamath Falls OR 97601

# NOTICE OF DEFAULT

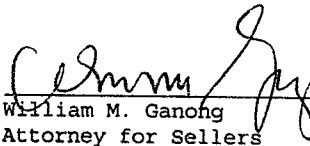
Pursuant to ORS 93.915, the undersigned Sellers have elected to foreclose the following described Land Sales Contract in the manner provided by said statute.

1. The names of the Sellers and Buyers in the subject contract are:
  - A. Sellers: Walter E. Wagner and Eleanor A. Wagner
  - B. Buyers: Rosa Herrera and Eulogio Sanchez
2. The legal description of the property covered by the subject Land Sales Contract is:
 

Lot 35, Block 14, Klamath Falls Forest Estates,  
 Highway 66 Unit, Plat No. 1, Klamath County, Oregon.

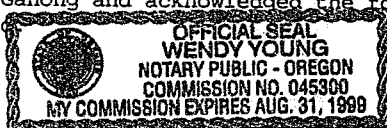
Klamath County Assessors Account No. 3711-21CO-5900
4. The default for which the foreclosure is made is the Buyers' failure to make regular monthly payments since January 15, 1997 and their failure to make any payment since May 15, 1997. The Buyers have also failed to pay the property taxes. Therefore, as of June 25, 1998, the amount owed to the Sellers from the Buyers, including principal, interest, and real property taxes paid by the Sellers on behalf of the Buyers, is the sum of \$8,423.08.
5. The Sellers have elected to foreclose the above referenced Land Sales Contract pursuant to the provisions of Oregon Revised Statutes 93.915.
6. The Land Sales Contract will be forfeited if the Buyers do not cure the default within sixty (60) days of the mailing of this Notice of Default.
7. The Sellers' attorney is William M. Ganong, 514 Walnut Avenue, Klamath Falls, Oregon 97601, 541/882-7228.

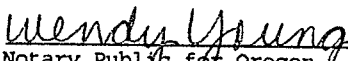
Dated this 27<sup>th</sup> day of July, 1998.

  
 William M. Ganong  
 Attorney for Sellers

STATE OF OREGON, County of Klamath ) ss.

Personally appeared this 27<sup>th</sup> day of July, 1998, the above named William M. Ganong and acknowledged the foregoing instrument to be his voluntary act and deed.



  
 Wendy Young  
 Notary Public for Oregon  
 My commission expires: 8-31-99

This is an attempt to collect a debt and any information obtained will be used for that purpose.

98 JUL 28 AM 1:30

db  
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STATE OF OREGON, County of Klamath) ss.

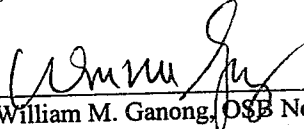
I, William M. Ganong, being first duly sworn, depose, say and certify that:

I mailed an original Notice of Default, an exact and complete copy of which appears above, to the persons and to the address as follows:

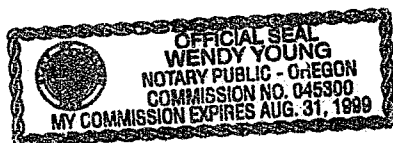
Rosa M. Herrera  
11208 S E Long Street  
Portland OR 97266

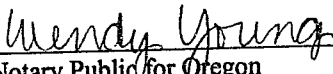
Eulogio Contreras Sanchez  
11208 S E Long Street  
Portland OR 97266

The Notice of Default was placed in a sealed envelope and mailed by both first class and certified mail with return receipt requested, and deposited by me in the United States Post Office at Klamath Falls, Oregon on July 27, 1998, addressed as aforesaid.

  
William M. Ganong, OSB No. 78213  
Attorney for Plaintiff  
514 Walnut Avenue  
Klamath Falls OR 97601  
541/882-7228

SUBSCRIBED AND SWORN to before me this 27th day of July, 1998.



  
Wendy Young  
Notary Public for Oregon  
My Commission Expires: 8-31-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 28th day  
of July A.D., 19 98 at 11:30 o'clock A. M., and duly recorded in Vol. M98  
of Mortgages on Page 27590.  
By Bernetha G. Letsch, County Clerk  
Kathleen Ross  
FEE \$15.00